



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Numbers: 2107692
Applicant Name: Michael W. Brown for Darrell D. Goldfine
Address of Proposal: 9400 Olson Place SW

SUMMARY OF PROPOSED ACTIONS

Master Use Permit to establish use for future construction of a cluster housing development, including 8 detached single family dwelling units. Two parking spaces will be provided in attached garages within each single-family unit, for a total of 16 spaces. In addition, 4 “guest” surface parking spaces will be provided on the site. Approximately 5,285 cubic yards of grading is proposed.

The following approvals are required:

Environmentally Critical Areas – Administrative Conditional Use to recover development credit and permit clustered housing development on-site in single-family zones. SMC Chapter 25.09.260.

SEPA - Environmental Determination - SMC Chapter 25.05.

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☒ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition
 or involving another agency with jurisdiction

BACKGROUND DATA

The site is located in West Seattle approximately 1/8 mile north of the Seattle City Limit where, at SW Roxbury Street, the City meets the unincorporated White Center urban neighborhood. The site is located on the south side of Olson Place SW toward the top of that street’s southwesterly climb up the hillside from 1st Avenue South to SW Roxbury Street. In shape, the site is a trapezium of some 62,180 square feet with steep slopes characterizing the eastern and southern portions of the site. The portion of the site outside the steep slopes and their buffers is a relatively flat table; it is within this area that development will occur. The Steep Slopes on site are regulated under SMC 25.09.180. The southern steep slope area falls to the property from a

developed single-family site to the south. The major steep slope area on the site, however, falls sharply away from the table atop the site to the east.

The parcel is located in a SF 7200 zone. The areas immediately to the north, south and west of the site are similarly zoned SF7200 and are developed with single-family residences. The continuation of the steep slope system east and southeast of the site is zoned Commercial (C1-65). Immediately north of the site is an unopened portion of 3rd Avenue SW. Beyond the right-of-way the property is also zoned Commercial (C2-40) and developed with two large mini-storage structures. Continuing up the hill, along the east side of Olson Place SW, there are seven substantially-sized lots developed with single-family structures. The lot on the northeast corner of the intersection of Olson Place SW and SW Roxbury Street is developed with a 9-unit apartment building. This lot and the lot immediately to the north are zoned lowrise residential (L-2). The L-2 zoning runs east and west along the north side of SW Roxbury Street

There are a number of trees on the development site. There will be no disturbance to trees in the steep slope area and minimal disturbance in the buffer areas. Some trees within the development area will be removed; the area will be replanted with trees according to the approved landscaping plan.

Access to the site will be by means of a circular drive providing for entering and exiting off the improved Olson Place SW. Two 20-foot curbcuts, approximately 90 feet apart, will be required along the front property line.

Proposal

The large undeveloped site would be developed with 8 single family dwelling units. Two of the units would align with Olson Place SW, only facing the interior of the lot. Six of the units would be arraigned scimitar-like between the access drive and the steep slope buffer, generally facing toward Olson Place SW. The steep slope areas along the easterly portion of the property would remain undeveloped. Parking would be located within the structures with four “guest parking” spaces provided in a niche between single-family structures directly off the circular access road. Pedestrian access to Olson Place SW and the improved sidewalk along the east side of Olson Place SW will be provided at two points by a sidewalk adjacent the on-site circular drive.

Public Comment

Public notice of the proposal was published on February 27, 2003. The public comment period ended on March 3, 2003. No public comments regarding the proposal were received during that time.

ANALYSIS - ECA CONDITIONAL USE TO RECOVER DEVELOPMENT CREDIT AND PERMIT CLUSTERED DEVELOPMENT

A Steep Slope regulated under SMC 25.09, Environmentally Critical Areas (ECA) is located primarily along the east and southern portions of the site. The entire site is approximately 62,180 square feet in area. The ECA areas cover approximately one half of the site. The proponent requests approval of a cluster housing design that recovers this development credit lost due to subtracting the steep slope area from the total land area per SMC 25.09.240, while configuring development to preserve and enhance the ECAs on site.

The proposal site is a parcel of 62,180 square feet. If the site were not encumbered by the critical area limiting its development potential, 8 single family structures could be built. The applicant is proposing 8 dwelling units and anticipates subdividing the larger parcel into eight unit lots ranging between 4,578 and 26,182 square feet. The area of the site taken up by structures covers less than 35% of the site, the maximum allowed in a single family zone. The total area of development, including impervious surface, structures and related infrastructure, is approximately 30% of the site. The remaining 20% of area to be developed will be landscaped with some of the area to be planted with new trees. The delineated steep slope areas will retain their original vegetation. This analysis is documented in the plan sets dated November 10, 2003 and submitted by the applicant.

The following analysis is from SMC Section 25.09.260, which provides review criteria for this request:

1. *The transfer of development credit shall not result in any significant increase or negative environmental impacts, including erosion, on the identified ECA and its buffer;*

The proposed development would be out of the steep slope and steep slope buffer area. Thus, the transfer of development credit would not likely result in any significant increase of negative environmental impacts, including erosion, on the identified ECAs and their buffers. The clustering will allow for smaller than required lot sizes and yards not meeting development standards in anticipation of a unit-lot subdivision. Furthermore, the applicant submitted conceptual drainage and grading plans that clearly delineate these activities in relation to the areas of construction, retention of trees and areas of re-vegetation.

2. *The development shall be reasonably compatible with neighborhood characteristics. This shall include but not be limited to concerns such as height, bulk, scale, yards, pedestrian environment, and amount of vegetation remaining;*

The site is large enough, and surrounding topography and development configured such that the proposed development will not significantly interfere with prevailing views from other residential properties in the vicinity. The site is located on the downhill sides of slopes that run from west to east and from southwest to northeast. Olson Place SW drops approximately 35 feet from where the south property line of the parcel would transect the right-of-way to where the north property line would transect it. Although four of the proposed structures are to be located as close as 20 feet to the street property line, the other structures are set back substantially further from the roadway. The closest adjacent structure, that immediately to the south, is located only about five feet from the southern property line of the development site. The base of this structure, however, sits a full story and a half above the development site and the steep slope and buffer intervening means that the nearest proposed residential structure will be located below it and with at least 40 feet of separation from it. Lot sizes and building footprint areas are roughly consistent with existing development in the vicinity. The vegetation in this steep-slope portion of the site should also provide screening from the proposed development. These features are well documented in the plans presented by the applicant dated November 10, 2003.

In addition to these conditions, there are street trees along the eastern margin of Olson Place SW which will be retained, with additional street trees to be added as recommended by the City Forester, Seattle Department of Transportation. Additional vegetated landscaping, including

trees, will be planted along the perimeter as well as interior to the site. The proposed structures on the site are not uniformly sited but distributed in a clustered pattern. They will be between two and three stories in height and within the underlying height limit for the zone. There are no accessory structures proposed on site.

While development of the area will require removal of existing landscaping and some trees, other trees and vegetation will remain undisturbed and new street trees, other trees and vegetation will be planted on site.

The area relegated to parking has been minimized through incorporation of most on-site parking within garages under the residential units. In addition, a pedestrian walkway will be provided along the access road, linking the individual single-family structures to the public right of way.

3. *In no case shall development credit be allowed for the area covered by an open water area of a wetland or riparian corridor.*

There are no open water areas, wetlands or riparian corridor on site.

4. *The development shall retain and protect vegetation on designated undisturbed areas on and off site. Significant species or stands of trees shall be protected, and tree removal shall be minimized. Replacement and establishment of trees and vegetation shall be required where it is not possible to save trees.*

As referenced under number 2 above, the vegetation within the steep slope areas on site will be maintained. No assessment of its existing quality has been submitted. Trees and additional plantings will be provided on site as part of the development, according to an approved landscaping plan.

5. *The ability of natural drainage systems to control the quality and quantity of stormwater runoff shall not be significantly impaired.*

The applicant has not submitted a conceptual drainage plan showing proposed location of catch basins, water or sewer lines. The administrative conditional use permit to recover development credit and permit clustered development on-site in single family zones assumes compliance with the City's Stormwater and Drainage ordinance during and following construction. Since stormwater and drainage control needs must be considered holistically, i.e., for the entire site in order to be effective, and since on-site retention of stormwater from the on-site roadway will be required, a detailed stormwater management plan for the entire site shall be required to be submitted at the time of the first application for a construction permit related to this decision (see below, under SEPA Conditions).

6. *The development shall not adversely affect water quality and quantity, erosion potential, drainage, and slope stability of other ECAs located in the same drainage basin.*

The development would not likely adversely affect water quality and quantity, erosion potential, drainage, and slope stability of other ECAs located in the same drainage basin. This is due to a number of factors: additional landscape plantings, the non-disturbance of existing ECA vegetation, assessment and revegetation of the buffer areas as deemed appropriate, compliance with the City's Stormwater and Drainage Ordinance, the grading plan and any potential conditioning under SEPA.

7. *The development's site plan shall include measures to minimize potential negative effects of the development on the undeveloped portion of the site, including provision of natural barriers.*

The steep slopes areas that are required to remain undisturbed are located on the south and east portions of the site. The existing vegetation will have to be maintained through construction and the life of the project. Any disturbance of this area outside of this review would require SEPA review for removing vegetation in an ECA (SMC 25.09.320). SMC 25.09.180A2 requires a 15 foot buffer from the top or toe of a slope whenever practicable. The foundations of the proposed residential structures, as indicated on the plan set from November 10, 2003, are located outside the 15-foot buffers which are included at the top and the toe of ECA steep slope areas.

8. *Adequate infrastructure (streets and utilities) shall be available or will be provided.*

Olson Place SW is an improved street with curbs, gutters and storm drains. A twenty-foot wide private access drive, connecting at two points onto Olson Place SW, with pedestrian sidewalk, will be provided. Drive and sidewalk are designed to serve all residences and to provide pedestrian links. Two fire hydrants, one near each of the north and south edges of the front property line, provide more than adequate coverage for the entire site. The proposed 25-foot easement includes a five-foot paved pedestrian sidewalk. The proposed easement/access drive road at 25 feet in width is adequate to serve the site's various needs, including emergency and fire access and the conceptual plan has been approved by the Seattle Fire Department.

9. *The site design guidelines of Section 25.09.180C shall be followed for designated steep slope areas.*

These Site Design Guidelines are detailed below:

- Structures should be designed and placed on the hillside to minimize negative impacts, such as grading and land disturbing activity;

The proposed structures will be located on the table portion of the site, outside the steep slopes and steep-slope buffer areas. Grading on site will remove hillocks and an earthen berm at the eastern edge of the table area left after grading activity on site some years ago. A total of 5,285 cubic yards of grading, cut and fill, have been proposed for the site. No grading activity is to take place within the designated steep slope areas on site

- Driveways and utility corridors should be minimized through the use of common access drives and corridors where feasible. Roads, walkways and parking areas should be designed parallel to topographic contours with consideration given to maintaining consolidated areas of natural topography and vegetation. Access should be located in a way that minimizes impacts to steep slopes or other critical areas;

As referenced earlier, the applicant has presented plans showing a 20-foot wide driveway to provide both vehicular and emergency access to the site. The private driveway allows for a reduction of the impact of impervious surfaces on this site. The drive runs circuitously in north-south, south/north directions, between the residential units and totally outside the steep slope and buffer areas.

- Development should be located on the least sensitive portion of the site to preserve natural land forms, geological features and vegetation;

The bulk of the development will take place on the portion of the site that is relatively flat in relation to the rest of the site. This development area is the location of previous grading activity which left some isolated hillocks within the table-portion of the site. As a result of the proposed grading and site development the overall stability of the ECA steep-slope area will likely be improved.

- Terracing of land shall be kept to a minimum;

No terracing is proposed.

- Cluster development may be allowed pursuant to the provisions of Section 25.09.260 to emphasize the existing topography and conserve existing resources if compatible with the surrounding residential character.

Analysis – Cluster Development

SMC 25.09.260 F allows for more than one dwelling unit per lot, smaller than required lot sizes, and a reduction in the sizes of required yards in order to encourage larger buffers, reduce impermeable surfaces, and decrease size of affected areas.

The development site is a single parcel and this Master Use Permit pertains only to the clustering on site of eight detached single-family dwelling units on the 64, 000 square foot site. The development of these dwelling units, however, does anticipate the subsequent subdivision of the parcel into eight lots. Seven of the eight lots to be proposed would have lot sizes smaller than the 7200 square feet required by the zone (SF7200). The lot sizes to be proposed are: 6,525 sq. ft., 3,993 sq. ft., 4,621 sq. ft., 4,555 sq. ft., 6,773 sq. ft., 4,622 sq. ft., 5,354 sq. ft., and 27, 648 sq. ft. Each of the lots to be proposed will provide for conforming front, rear and side yards.

SMC Section 25.09.260.G requires that clustering of units comply with the following criteria:

- Protect the following critical areas: riparian corridors, wetlands, and steep slopes.
- Minimize disturbance of the environment.
- Protect priority species or stands of mature trees.
- Ensure maximum retention of topographic features.
- Limit location of access and circulation to maximize the protection of the area's natural character and environmental resources.
- Protect the visual continuity of natural greenery, tree canopy and wildlife habitat.
- Shall not have an adverse impact on the character, design and scale of the surrounding neighborhood.
- Shall promote expansion, restoration, or enhancement of a riparian corridor and its buffer, a wetland and its buffer or a steep slope area and its buffer.

The development will occur outside of the ECA steep slope and its buffer area. Extensive grading of the development area outside the steep slope areas is anticipated. It is also anticipated that some minimal disturbance will occur in the buffer areas during grading and construction. Development activities will include re-vegetation of the site that has been disturbed for both aesthetical purposes and for slope retention. Best management practices to protect the steep slope areas will be a requirement of any subsequent construction permits. A Drainage Management Plan showing zero discharge into the steep slope area will be required prior to issuance of any construction permits. The access driveway is the minimum width to provide for vehicular, emergency and safe pedestrian access to the interior of the site. The planting of street trees and other trees on site is part of the development plan and will provide for a visual continuity of greenery, of tree canopy and wildlife habitat. While landscaping and site plans conceptually show non-disturbance of the steep slope areas and re-vegetation of the development site, no assessment of the existing condition or integrity of the vegetation in the ECA portions has been presented. This information may be important to assess the health of the plant material and what can be done during re-vegetation of the construction site to augment the long term viability of the steep-slope portions of the site. It will be required prior to issuance of any construction permits as part of a Site Re-Vegetation Management Plan.

Properties downhill from the development site to the east and to the south are zoned commercial. Properties uphill and to the north and west are zoned, like the development site, single family with a 7200 square foot minimum lot size (SF 7200). The SF 7200 is developed with single-family homes on lots which, for the most part, are 7200 square feet or larger.

Four of the dwelling units and four of the lots to be created will abut Olson Place SW. Each structure will provide for a full 20-foot set back from the street side property line. Two of the four lots to be proposed would provide a street-side property line of roughly 50 feet, while the other two would provide a street-side property line in excess of 100 feet. This is roughly comparable with the pattern for single-family development already established within the SF 7200 zone in the vicinity on either side of Olson Place SW, where street-front property lines vary between 50 and 170 feet.

SMC 25.09.260H requires for additional conditional use provisions for steep slopes and steep-slope buffers when the clustering is on the steep-slope portions of the site when the site is predominately characterized by steep slopes. The on-site development which is proposed is entirely outside the steep slope and steep slope buffer areas.

CONDITIONS - ECA CONDITIONAL USE TO RECOVER DEVELOPMENT CREDIT AND PERMIT CLUSTERED DEVELOPMENT

See below, following SEPA analysis.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated [August 24, 2000], and the supplemental information in the project file and attached notebook. This information along with the experience of the lead agency in similar

situations, form the basis for this analysis and decision. Short- and long-term adverse impacts are anticipated from the proposal.

The SEPA Overview Policy (SMC 25.05.665.D) states "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to limitations. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Ordinance (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards); and Noise Ordinance (construction noise). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of identified adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts. Other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, additional parking demand generated by construction personnel and equipment, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction; potential soil erosion during grading, excavation and general site work; increased runoff; tracking of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC Section 25.05.794). Although not significant, these impacts are adverse.

Two construction impacts would be adverse enough to warrant mitigation: construction noise and construction worker parking impacts. With respect to the former, the site and construction work associated with 8 dwelling units will extend over a relatively prolonged period. The proximity of residential uses is such that the limitations of the Noise Ordinance would be inadequate to mitigate potential noise impacts. Pursuant to SEPA policies in SMC Section 25.05.675.B, the hours of excavation, foundation installation and framing activity shall be limited to 7:30 a.m. to 6:00 p.m. on non-holiday weekdays or from 9:00 a.m. to 5:00 p.m. on Saturdays. Work outside of these times may be permitted if requested by the contractor and if it can be shown that work outside the permitted hours would substantially shorten the overall duration of on-site construction activity. The contractor requesting the extended hours of grading or construction-related activity shall submit for review and approval an effective noise-mitigation plan, to include: 1) demonstrably effective mufflers on motorized equipment; 2) state-of-the art back-up beepers; 3) away-from-the site staging areas for trucks during grading and hauling activities; and, 4) a workplace culture that effectively stifles shouting through a system of two-way radio transmissions for communicating between workers.

Olson Place SW is an improved street and provides access to the site. Despite the fact that parking on this portion of the street may be available, the amount of people needed to park during work hours, the location in relation to adjacent residential uses and the need for

placement and parking of construction vehicles during the construction period may cause short term adverse impacts to the street, traffic and nearby uses. There may be further impacts to pedestrian passage along this portion of Olson Place SW. Construction worker parking along the right-of-way for the extended duration of construction could prove a nuisance to neighbors. These adverse impacts require adequate mitigation. Accordingly, project approval is conditioned upon the proponent's providing and implementing a plan, satisfactory to the DPD Land Use Division, for preventing or adequately mitigating these impacts.

Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by increased impervious surfaces; increased bulk and scale on the site; increased traffic and parking demand due to residents and visitors; minor increase in airborne emissions resulting from additional traffic; increases in ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not expected to be significant.

Except as discussed in the ECA conditional use analysis above, the expected long-term impacts are typical of a single family residential development and are expected to be mitigated by the City's adopted codes and/or ordinances (together with fulfillment of other City Department requirements). Specifically these are: the Stormwater, Grading and Drainage Control Ordinance (storm water runoff from additional site coverage by impervious surface); the Land Use Code (height, setbacks, parking); and the Seattle Energy Code (long-term energy consumption). Specific impacts to the steep slope areas would be mitigated by compliance with conditions set forth in accordance with the ECAs Ordinance (conditional use) analyses and conditions imposed above. Non-typical impacts associated with the clustering configuration have been adequately mitigated pursuant to the ECA conditional use authority.

While the site has been clearly delineated in terms of where new development is to be located in relation to slopes that cannot be disturbed, this area of 'non-disturbance' and its attendant buffers should be evaluated to determine the health of the existing plant stock in relation to these areas and any supplemental plantings or methods to be employed that will ensure the viability of the vegetation in these areas. The long term viability of the vegetation on these slopes is especially important to contribute to the slopes long-term stability. Accordingly, a SEPA condition is stated below.

Other impacts not noted here as mitigated by codes or conditions (earth/soils, increased ambient noise, increased traffic, increased demand on public services and utilities, increased airborne emissions, increased light and glare, loss of vegetation) are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

This decision was made after review by the responsible official, on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this

declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

Prior to issuance of any permit to grade or construct:

1. The owner(s) and/or responsible party(s) shall provide a plan, satisfactory to the DPD Land Use Division, for preventing or adequately mitigating construction worker parking impacts. The plan shall include, to the degree feasible, development of roadway improvements within the site, and establishment of an on-site parking area as soon as possible, with construction workers and construction vehicles parking there instead of in the rights-of-way to the west of the site.
2. The hours of excavation, foundation installation and framing activity shall be limited to 7:30 a.m. to 6:00 p.m. on non-holiday weekdays or from 9:00 a.m. to 5:00 p.m. on Saturdays. Approval for work outside of these times may be requested by the owner(s)/contractors if it can be shown that work outside the general permitted hours would substantially shorten the overall duration of on-site construction activity. The owner(s)/contractor requesting the extended hours of grading or construction-related activity shall submit for review and approval at the time of applying for grading or construction permits an effective noise-mitigation plan, to include: 1) demonstrably effective mufflers on motorized equipment; 2) state-of-the art back-up beepers; 3) away-from-the site staging areas for trucks during grading and hauling activities; and, 4) a pervasive system of workplace decorum that effectively stifles shouting by providing, for instance, effective communication tools such two-way radio transmitters or cellular phones for communication between workers.

During Construction:

1. The above conditions are to be enforced during construction and shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DPD and shall prominently display a name and phone number where neighbors complaints can be registered. The placards will be issued along with the grading or building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.
2. The owner(s) and or responsible party(s) shall implement the approved plan for mitigating construction noise and parking impacts.

**CONDITIONS - ECA CONDITIONAL USE TO RECOVER DEVELOPMENT CREDIT
AND PERMIT CLUSTERED DEVELOPMENT AND ECA EXCEPTIONS:**

Prior to issuance of any permit to grade or construct:

1. The owner(s) and/or responsible party(s) shall submit a revised landscape plan to show the specific types and location of all proposed street trees and of all landscape species proposed on site. This plan shall be augmented by a report from a Certified Arborist, showing and documenting the general condition of any trees to be removed and to indicate what, if any, additional plantings should be undertaken within the buffer and steep slope areas to ensure long term slope stability.

Prior to issuance of any permit to construct

2. The owner(s) and/or responsible party(s) shall place permanent visible markers along the top slope of the steep-slope buffer to delineate the buffer no-build area. Markers shall be placed at all points along the top of the steep slope buffer to delineate where the buffer changes from a straight line.
3. The owner(s) and/or responsible party(s) shall record an ECA Non-disturbance covenant prior to issuance of any building permit.

Compliance with all conditions must be verified and approved by the Land Use Planner assigned to this project, at the specified development stage, as required in the Director's decision. You must make an appointment with the assigned Land Use Planner at least three working days in advance of an intake for a grading or construction permit. The Land Use Planner will determine whether the condition requires submission of additional documentation or a field verification to ensure that compliance has been achieved.

Signature: (signature on file) Date: February 12, 2004
Michael Dorcy, Land Use Planner
Department of Planning and Development
Land Use Services